



**PLANNING COMMISSION
STAFF REPORT**

August 15, 2024

AGENDA ITEM: Planning File No. MAJ-24-0003: A sketch plan review of a multifamily/triplex residential development located at 909 Lakepoint Circle.

LOCATION: 909 Lakepoint Circle / LOT 16 BLOCK 3 LAKE POINT AT FRISCO SUB A RESUB PORTION L 2

ZONING: Planned Unit Development (PUD) – Lakepoint PUD

APPLICANT: Shane Lacy, Aspect Mountain Homes

OWNER: Lakepoint Townhomes LLC
PO Box 2428
Breckenridge, CO 80424

TOWN STAFF: Kris Valdez, AICP, Principal Planner
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PROJECT DESCRIPTION

The applicant, Shane Lacy with Aspect Mountain Homes, hereinafter referred to as the "Applicant," proposes a new multifamily triplex development located at 909 Lakepoint Circle, hereinafter referred to as the "Property." The proposal includes three 3-bedroom units, hereinafter referred to as the "Application."

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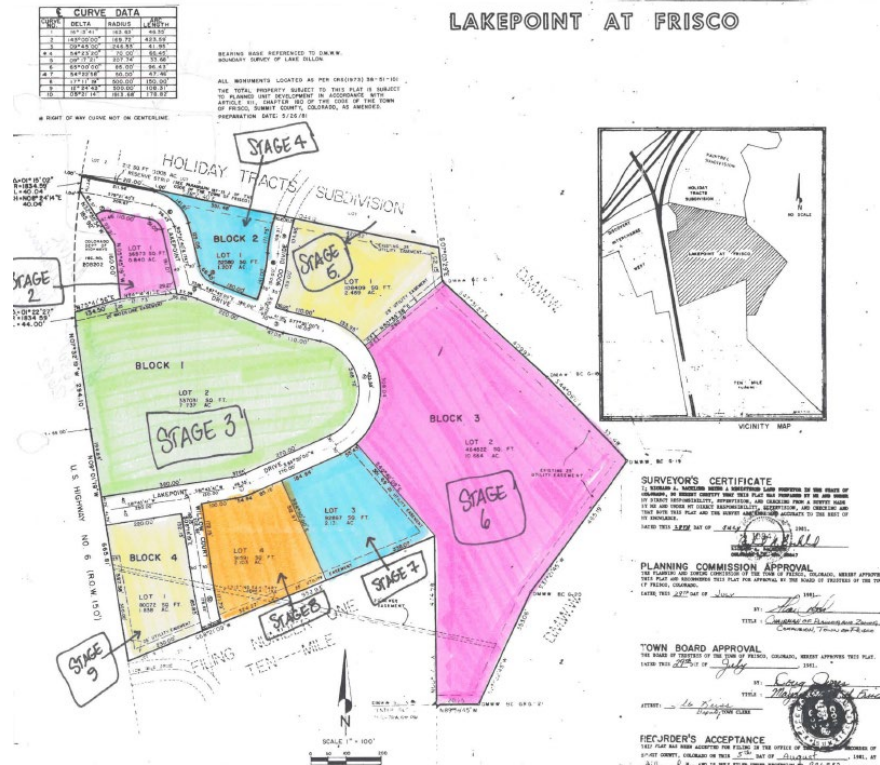
BACKGROUND

The Property is located within the Lakepoint Planned Unit Development, herein referred to as the "PUD." All the surrounding properties are situated within the Planned Unit Development (PUD). The Lakepoint at Frisco PUD initially approved in 1981, encompasses a large geographic area located between North Summit Boulevard/Highway 9 and the Lake Dillon Reservoir. This PUD includes multiple commercial projects adjacent to the highway, a mixed-use project (Drake Landing), and a variety of multi-family residential projects located closer to the lake. This PUD is divided into "stages". The permitted uses and development standards for each stage are regulated by the Lakepoint at Frisco PUD Preliminary Development Plan. The Property is located in Stage 6 of the PUD, where the permitted uses are designated as residential. The current site conditions include one undeveloped lot.



Lakepoint at Frisco PUD





SKETCH PLAN REVIEW

A sketch plan review allows the Planning Commission to provide feedback on all aspects of a development proposal. This includes proposed uses, parking and traffic circulation, architecture, landscape design, and its compatibility with the neighborhood. The process also allows the Applicant to listen to the feedback from the Commissioners and make changes to their proposal before submitting a full Major Site Plan application. If there is insufficient information or substantial changes recommended for the proposal, the Planning Commission may require the applicant to present the sketch plan again. It's important to note that the presentation of a sketch plan does not guarantee approval of a site plan, nor does it confer any vested rights.

The full Major Site Plan application for this proposal will undergo Planning Commission review. The Application will be thoroughly assessed for compliance with the Frisco Community Plan and the Frisco Unified Development Code (referred to as the "Code") at that time.

ANALYSIS – FRISCO COMMUNITY PLAN

The following elements of the Frisco Community Plan are applicable to the review of the proposed development:

Vision and Guiding Principles (excerpts)

The vision and guiding principles are a statement of community values. Together, they reflect characteristics that residents value about Frisco today, and the kind of community that residents would like to see Frisco become as it continues to grow and evolve over time. The vision and guiding principles serve as an organizing framework for subsequent chapters and policy guidance in the Community Plan, as well as for the Town Council's Strategic Plan.

Guiding Principle 1: Inclusive Community

Frisco cares about our neighbors, visitors, and the whole of our community. We are an inclusive community that welcomes people of all backgrounds and income levels. We support a balance of housing options to create opportunities for a diverse population to reside here. Our history is integral to our identity and it is also a guiding principle for our future. As the Town grows and changes, we need to be rooted in the values of our past. The Ten Mile Range mountain backdrop, historic structures, vibrant neighborhoods, and a lively Main Street characterize Frisco along with the friendly people and welcoming vibe. As Frisco grows, this character and identity should be preserved and enhanced throughout Town.

1.1: Protect the character and livability of Frisco's residential neighborhoods

- **1.1A Ensure new housing complements adjacent properties and neighborhoods through appropriate mass, scale, and design. See page 68 for Area Specific Policies/Design Principles to help encourage compatible neighborhood development.**
- **1.1B Invest in targeted improvements (e.g., trail connections, bike paths, sidewalks, and drainage improvements) that enhance the safety and quality of life of residents.**
- **1.1C Strive to create an appropriate balance of full-time residents, second homes, and short-term rentals to maintain a diverse and vibrant community.**

Guiding Principle 2: Thriving Economy

The Frisco economy is built upon a unique balance of tourism and its role as a commercial-service hub for the region. Tourism, driven by recreational opportunities, and the small, mountain town appeal of Main Street, creates jobs and revenue. Locals and visitors utilize the large retailers, grocery stores, and services located along Summit Boulevard, and support the small businesses on Main Street. While the Frisco economy has seen steady growth in the past decade, diversification of the economy is important. More year-round opportunities will provide stability through the seasons and economic downturns. The Town should focus on small, incremental changes that preserve the town character and a healthy small business community that attracts residents and visitors.

2.1: Maintain a diverse and strong economy

- **2.1A Continue to attract and retain businesses that support and enhance Frisco's tourism revenues, while also seeking to build upon entrepreneurship and new or emerging niches.**
- **2.1B Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents and visitors.**
- **2.1C As development and infill occurs, ensure that the Town's overall mix of land uses remains aligned with community goals.**
- **2.1D Participate in regional and state economic development efforts that support a diverse economy.**
- **2.1E Support the creation of home-based businesses and remote workers.**

This neighborhood has a mixture of residential building types, designs, and dwelling unit densities. The surrounding properties are duplex and multifamily residential properties.

The Property is located within an area that contains a mix of residential densities and different building types, designs, and materials. Each adjacent property is zoned PUD. The Application, as proposed, complements adjacent properties and neighborhoods through the appropriate mass, scale, and design, which is supported by Policy 1.1A. The Application supports the construction of new residential units that add variety to the sizes and types of homes in this residential neighborhood.

Policy 2.1B encourages a mix of housing to support local businesses, employees, residents, and visitors. The Application proposes a tri-plex multi-family home, providing various housing options in the neighborhood. The Application involves infill development and is in alignment with community goals by complying with the existing zoning regulations.

The Application, as proposed, with the three residential dwelling units on the Property, is permitted in the PUD and within the permitted density. It generally complies with the principles, goals, and policies of the Frisco Community Plan.

ANALYSIS – LAKEPOINT PLANNED UNIT DEVELOPMENT

The PUD specifies certain requirements as outlined below. If the PUD does not address specific requirements found in the Town Code, the Town will defer to the Town Code for regulations concerning that requirement. The requirements of the PUD are applicable to the review of the proposed tri-plex multifamily project as follows:

Maximum Dwelling: Stage 6 of the PUD allows a maximum of 110 dwelling units, and the Property is allowed five (5) total dwelling units. The Application includes three (3) proposed dwelling units.

Maximum Building Coverage: The maximum allowed building coverage is 25%. The Applicant is proposing 24.9% site coverage. At the full Major Site Plan application, the Applicant must verify that the site coverage is accurate and will be adhered to as part of a construction management plan.

Maximum Stories: The maximum number of stories allowed in the PUD is two (2). The Application is showing a two (2) story tri-plex multi-family building.

Maximum Building Height: The maximum height allowed in the PUD is 35 feet. The sketch plan shows a building height of 27 feet from the finished grade. However, the existing grade appears lower than the finished grade. At the time of the full site plan application, the Applicant must demonstrate that the height requirement is met from the lower of the two grade points.

Minimum Parking: The PUD requires two (2) parking spots per dwelling unit. The Application is showing at least two (2) cars per dwelling unit for a total of eight (8) spots.

Minimum Open Space: The PUD requires a minimum of 30% of the Property to be dedicated open space. Per the PUD, *“Stages 4, 5, 6, 7, and 8 (hereinafter defined) of the Planned Unit have minimum open space requirements which must be met as a prerequisite for site plan approval. These open space areas shall be designed to enhance the overall development of the Stage (hereinafter defined) as well as the Planned Unit. In no instance shall such minimum open space areas be used for parking or lie within a building's footprint, including that created by any kind of an overhang. Additionally, such minimum open space cannot utilize areas which are designated as wetlands or waterways and shall not contain active recreational facilities.”*

The Application demonstrates that there is currently 65.6% open space on the property.

Setbacks: Per the PUD, *“There shall be a twenty-five (25) foot setback from the front lot line and a fifteen (15) foot setback from the rear lot line and each side lot line of each Stage, within which no buildings shall be constructed.”*

The designated front lot line is off Lakepoint Circle, an existing road located in a 60-foot right-of-way. Based on the submitted Application, no proposed building encroachments are into the setbacks. An Improvement Location Certificate (ILC) will be required during construction to ensure the structure does not encroach into the setback.

The minimum required setbacks and proposed setbacks for this application are as follows:

	Minimum Setback	Proposed Setback
Front Yard	25 feet	25 feet
Side Yard	15 feet	15 feet
Rear Yard	15 feet	34 feet

Building Separation: Per the PUD, *“There shall be a minimum separation between each building within a Stage of fifteen feet (15).”* Each building is 15 feet apart by meeting the minimum setbacks, as shown in the Application.

Snow storage: Per the PUD, *“... shall be as is determined during the site plan review progress of the Town with respect to each such Stage.”* Since clear guidance is not provided in the PUD and is determined by each site plan application, the Applicant has deferred to the percentage requirements in the Code (§180-6.13.7), which states that *“snow storage shall be provided on premises in the amount of twenty-five percent of paved surface area and any unpaved parking and driveway areas, including uncovered decks. The applicant must demonstrate that snow removal operations for upper floor decks will not impact adjacent property.”* The Application shows 25% of the site or 649 square feet for snow storage.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: The PUD permits a variety of residential uses, including multi-unit dwellings and townhomes. The Application meets this standard.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

At the full Major Site Plan application review, this Application will be reviewed for compliance with all development standards of the Unified Development Code (Code).

Buildings Occupying More Than One Lot (§180-6.3.2): Lot 16, Block 3 of the Lakepoint Subdivision, is one development site for the purposes of analyzing development standards. Since there is no existing townhome plat, a re-plat will be required to formally separate each unit for individual sale. This will be a recommended condition at the full Major Site Plan application review.

Development On Steep Slopes (§180-6.5.1): Per the Code, any portion of a site with a slope of 15% or greater for a distance of 25 contiguous feet shall qualify as a steep slope. On slopes from 15% to less than 30%, net site disturbance shall not exceed 50% of the total area within this range of slopes. Additionally, net site disturbance shall not exceed 15% of the total area of slopes greater

than 30%. The Property does not contain steep slopes and, therefore, does not need to meet these requirements.

Grading Permit (§180-6.5.2): The Applicant or their assigns must comply with the standards governing grading permits. The Applicant has provided initial grading details for the project, which will be thoroughly evaluated by the Town Engineer when the full Major Site Plan application is submitted. The Applicant must demonstrate grading and construction management details to ensure that disturbance and grading stay within allowable limits. Additionally, the Applicant plans to perform grading within the Town's Public Right of Way (ROW), and all ROW improvements must receive approval from the Frisco Public Works Director.

Drainage Plan (§180-6.6): The Town Engineer will review the drainage plan submittal requirements, design standards, and erosion and sediment control as outlined in §180-6.6 of the Code at the time of the full Major Site Plan application.

Access (§180-6.11): All vehicle access shall comply with the standards outlined in Chapter 155, Minimum Street Design and Access Criteria. Where development abuts a Town road, the Frisco Public Works Director must approve the location and design of access points to the road. Multifamily projects shall have a minimum driveway width of nine (9) feet and a maximum width of 20 feet. The width is measured within Town ROW from the ROW line to the edge of the pavement.

The Applicant is proposing two driveways or accesses to the site. Both driveways gain access from Lakepoint Circle and are shown to be twenty-one (21) feet apart from each other. Chapter 155, Minimum Street Design and Access Criteria states that no two driveways connecting to a public street shall be within thirty (30) feet of one another measured from edge of driveway to edge of driveway within the Town ROW. Staff recommends that the Applicant discuss the proposed driveway separation with Frisco Public Works prior to submitting the full site plan application to ensure compliance with Chapter 155. Approval from Frisco Public Works will be required at the time of the full Major Site Plan application.

Non-vehicular Access Requirements (§180-6.11.2):

It is the purpose of this section to promote the use of non-vehicular modes of transportation through a Town- wide network of connecting non-vehicular pathways and provide safe access year round. All site plans shall provide for and show non-vehicular access in accordance with the standards set forth in the Frisco Trails Master Plan and Chapter 155, Minimum Street Design and Access Criteria. In addition, all non-vehicular access shall meet the following standards:

- A. *All multi-family, mixed-use, non-residential developments, and residential subdivisions shall provide safe and convenient non-vehicular access to a public street or road year-round. Developments shall install paved, year round access from and through the development to adjacent public sidewalks, bicycle and pedestrian facilities, or right of way both existing and proposed pursuant to the Frisco Trails Master Plan and in accordance with the Standards of Chapter 155, Minimum Street Design and Access Criteria.*
- B. *Every principal structure shall provide access to adjacent trail systems or public open space usable for recreation activities.*

- c. *Developments shall integrate pedestrian ways, trails, and/or bicycle paths with similar existing and planned facilities on adjacent properties. The Frisco Trails Master Plan should be used as a reference when planning for the integration of these facilities.*

The Application shows driveways connecting to the ROW of Lakepoint Circle. This section of Lakepoint Circle is identified as an existing Frisco Pathway Route, which the Trails Master Plan identifies as remaining as a secondary connection. The public right-of-way serves as the pathway route, and no improvements are proposed or required for this pathway route. The Application is meeting these standards.



Tandem Parking (§180-6.13.6): For multifamily residential projects, two stacked (tandem) spaces may be permitted if the Planning Commission finds that the layout of the parking is functional and, at a minimum, finds two out of the following four criteria are met:

- i. *That some of the spaces could be used as potential visitor parking space; and/or,*
- ii. *That, given the layout and design of the building, adequate storage space is provided for the residents so that it is not anticipated the parking space(s) will be needed predominately for storage; and/or,*
- iii. *That the architecture of the building façade which faces or accesses the parking spaces avoids a canyon effect, such that movement is provided in the building design; and/or,*
- iv. *That an adequate turning radius area is provided with the parking layout to allow for turning and backing into or out of the tandem parking spaces.*

The Application shows tandem parking. The proposed tandem parking shows two stacked tandem spaces on two units, and the third unit has two tandem spaces for a total of four (4) parking spaces. At time of the full Major Site Plan application, the Applicant shall provide further information showing that they are in compliance with 180-6.13.6.

- All 18 Quaking Aspen trees are proposed as 2" diameter. The Code requires that 50% of deciduous trees shall have a 3" minimum diameter measured 12 inches above grade and 50% shall have a 2" minimum diameter measured 12 inches above grade.

The Application materials do not comply with the landscaping requirements. The Applicant will be required to show compliance at the time of full Major Site Plan application.

Refuse Management (§180-6.17): All commercial, mixed-use, and multi-family residential development projects containing five or more units shall utilize a trash enclosure to collect and store refuse and recyclable materials. No trash enclosure is required for this development. The property will be required to be in compliance with Chapter 124 of the Town Code which requires recycling facilities.

Residential Development Standards (§180-6.22): The purpose of the residential development standards is to promote high-quality development while still providing for creative and unique building designs; to establish minimum standards related to scale, mass, architecture, materials, and overall design character of development and provide incentives to help achieve desired attributes; and to preserve established neighborhood scale and character, ensuring that residential areas contribute to the streetscape and are conducive to walking.

The Application shall be held to the following residential development standards:

A. Facade Standards

1. *Intent. To ensure that the façade design of development is compatible with Frisco's small mountain town character and provides a human scale to enhance the walking experience in the neighborhood.*

The Application includes building designs that are unique to this project and have similar styling to other buildings in Frisco.

2. *Building Elements. All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6-UU. Each façade shall be articulated through the use of at least four of the following techniques:*
 - a. *Deep eaves or overhangs, at least 24 inches in depth;*
 - b. *Balconies, porches, or patios;*
 - c. *Building elements that provide shelter from natural elements;*
 - d. *Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;*
 - e. *A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;*
 - f. *Variation in roof planes or roof forms, including dormers or gables; or*
 - g. *Variation in window sizes and shapes.*

The Application incorporates a variety of design elements across all four facades, including decks and patios, offsets and insets, changes in materials and texture, variations in window sizes and shapes, and differences in roof forms.

3. *Duplicate Building Design Prohibited*

- a. *Building designs that duplicate, or are substantially similar in terms of roof pitch, building articulation, materials, colors, and building elements to existing or proposed structures within a 300 foot radius of the property shall not be allowed, with the exception that accessory structures on the same lot or parcel as the primary structure may be similar in design as the primary structure.*
- b. *Where a project contains two or more buildings or units, not identical units, the building design shall provide architectural relief from the duplication of buildings and units by utilizing a variety of windows, decks, balconies, or exterior facade composition.*

The building design does not duplicate other buildings within a 300-foot radius of the property. While units are not identical, there are similarities and symmetry between units.

Staff recommends that the Planning Commission comment on and discuss the intent of the façade design, the building elements utilized to show varied articulation and duplication between units.

C. Roof Standards

1. *Intent. To ensure that roof elements are compatible with or complementary to existing historic or contributing buildings in the area and to encourage visibly pitched roofs or roof elements and the use of dormers and breaks in ridgelines.*

The application materials show pitched roof elements and a variation in roof materials.

2. *Roof Pitch*

- a. *Pitched roofs, or flat roofs augmented with pitched roof elements, are required.*
- b. *A minimum roof pitch of 6/12 is encouraged.*
- c. *Mansard roofs are prohibited.*

The proposed building roofs are a combination of roof pitches of 2:12, 4:12, and 6:12, meeting the requirements.

3. *Roof Design. Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies or entryways.*

The proposed roof forms generally deposit snow away from parking areas and walkways, however, several of the pitches appear to deposit snow onto decks. The need for snow guards, snow clips, snow fences, and other similar rooftop snow retention will be evaluated by the Town of Frisco Building Department as part of the building permit application review process.

4. *Roof Materials*

- a. *If metal roofs are used they shall be surfaced with a low gloss finish, matte finish, or other finish proven to fade and not be reflective.*
- b. *Metal roofs, asphalt and fiberglass shingles are permitted provided that they heavy material that provides substantial relief and shadow, and the design and color are compatible with the building.*

- c. *Historic buildings, as noted in the Town's Historic Resource Inventory, may use rolled asphalt roofing materials.*
- d. *Bright colored roofs that exceed a chroma of four on the Munsell Color chart are prohibited.*

The application materials show grey asphalt shingles and grey metal being used as roof materials. The application meets this standard.

D. Building Material Standards

1. *Intent. To ensure that building materials are compatible and complementary to existing historic and contributing buildings in the area, using a combination of mainly natural materials.*
2. *Primary Materials*
 - a. *Building materials shall be predominantly natural, including but not limited to, wood siding, wood shakes, logs, stone, brick, or other similar materials.*
 - b. *Other materials that imitate natural materials are also acceptable provided their texture, shape, and size are substantially similar to the natural materials they are imitating, and are not obviously artificial materials.*
 - c. *Stucco or steel are acceptable materials when used in combination with other acceptable materials.*

The Application shows exterior building materials, including exterior stone, grey and dark cocoa siding, Douglas Fir timbers, and matte black railings.

3. *Specific Material Standards*
 - a. *Concrete Block. Concrete block shall not be allowed as the primary or extensive exterior finish. When used as an accent, concrete block shall be a split block, or other similarly shaped, textured, and colored materials that are found to be compatible with the building and the purpose of this section.*
 - b. *Metal. Metal shall have a matte finish or a finish proven to fade and not be reflective.*
 - c. *Glass. The use of mirrored or reflective glass is prohibited unless required for compliance with the voluntary green building program as administered by the Town's Building Official.*

The Application includes black aluminum-clad wood windows. The metal will have a black matte finish, meeting this standard.

4. *Variety of Materials on All Building Elevations*
 - a. *There shall be a variety of quality and type of exterior materials, and their application shall be generally in balance and proportional on all elevations of the building.*
 - b. *Materials that wrap around the building, such as a durable material at the base of the structure, shall continue around projecting outside exterior corners and end at recessed inside exterior corners.*

The Applicant is proposing a variety of exterior materials. At the full Major Site Plan application, the Application will be reviewed for full compliance with the building material standards.

E. Building Colors

1. Intent. To promote building colors compatible with the site and surrounding buildings

The primary building color and material are proposed to be gray and dark brown siding with black accents. Per the Code requirements, pure white or black may not be utilized as the primary building color.

Bulk Standards (§180-6.23): Table 6-K of the Code outlines bulk plane requirements. The Property is a unique lot located within the PUD which does not reference bulk plane. Additionally, there is no underlying zone district for this PUD. Therefore, the property is exempt from bulk plane encroachments as Table 6-K states requirements for zone districts or Summit Boulevard, Marina, West End of Main Street only. Bulk plane is not applicable to this property.

PUBLIC COMMENT

As of August 9, 2024, the Community Development Department had not received any formal public comments concerning this project.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission provide the Applicant feedback on the Application submitted for the 909 Lakepoint Circle multifamily project and associated improvements in the context of the recommendations and requirements of the Frisco Community Plan and the Frisco Town Code:

- Staff recommends the Planning Commission take this opportunity to comment on the proposed parking of the site.
- Staff recommends that the Planning Commission comment on and discuss the intent of the façade design and the building elements utilized to show varied articulation and duplication between units.

ATTACHMENTS

Attachments:

Attachment A – Sketch Plan Application Materials MAJ-24-0003

Attachment B – Lakepoint at Frisco PUD

cc: Shane Lacy, Aspect Mountain Homes